ATTACHMENT J7

Tucson IAP (ANG) Water Distribution System

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J7 Tucson IAP (ANG) Water Distribution System

J7.1 Tucson IAP (ANG) Overview

Tucson IAP (ANG) is located in the southern part of Tucson, Arizona wedged between Interstates 10 and 19. It's home to the 162nd Fighter Wing whose mission in peacetime is to provide F-16 training for Air Force, Air National Guard, Air Force Reserve, and foreign aircrews and in wartime to continue combat aircrew training and provide filler forces in direct support of war operations. The base encompasses 94 acres and contains 36 buildings; 35 industrial and 1 administrative with a total of approximately 530,000 square feet. There is no family or transient housing. The day-to-day base population is approximately 1000 personnel; however, one weekend each month the population surges to 1600 in response to Air National Guard drills.

J7.2 Water Distribution System Description

J7.2.1 Water Distribution System Fixed Equipment Inventory

The Tucson IAP (ANG) water distribution system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters the Installation and Government ownership currently starts to the point of demarcation, defined by the Right of Way. The system may include, but is not limited to, pipelines, valves, fire hydrants, and exterior backflow devices. The actual inventory of items sold will be in the bill of sale at the time the system is transferred. The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the distribution system. The Government makes no representation that the inventory is accurate. The Contractor shall base its proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree the following description and inventory. Under no circumstances shall the Contractor be entitled to any service charge adjustments based on the accuracy of the following description and inventory.

Specifically excluded from the water distribution system privatization are:

- Lawn Sprinkler Systems
- Fire Suppression Systems

J7.2.1.1 Description

The water system at the Tucson IAP (ANG) is a dead-end system with a normal operating pressure of 52 psig. Water enters the base from a single location. The system consists of approximately 11,700 linear feet of PVC pipe ranging in size from 0.75 to 12 inches, 5,800 linear feet of 6-inch cement asbestos pipe, 900 linear feet of 0.75 to 2 inch galvanized iron pipe, and 300 linear feet of copper pipe ranging in size from 1 to 4 inches. The system also includes 56 cast iron gate valves ranging in size from 0.75 to 12 inches, 28 fire hydrant assemblies, and one exterior backflow preventor. The pipes are buried 3 to 6 feet underground and base personnel indicate the current system capacity is adequate for projected future demand. No known warning/tracer tape is used.

J7.2.1.2 Inventory

Table 1 provides a general listing of the major water distribution system fixed assets for the Tucson IAP (ANG) water distribution system included in the sale.

TABLE 1
Fixed Inventory
Water Distribution System Tucson IAP (ANG)

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
PVC Pipe	.75	90	LF	1990
	2	75	LF	1999
	2	390	LF	1990
	3	155	LF	1990
	6	46	LF	1999
	6	2992	LF	1990
	8	2286	LF	1999
	10	4910	LF	1990
	12	708	LF	1994
Cement Asbestos Pipe	6	5845	LF	1958
Cast Iron Pipe (Galvanized)	.75	65	LF	1958
	1	137	LF	1958
	1.25	176	LF	1958
	1.5	385	LF	1958
	2	137	LF	1958
Copper Pipe	1	234	LF	1958
	2	17	LF	1958
	4	37	LF	1958
Cast Iron Gate Valve	.75	1	EA	1958
	1	5	EA	1958
	1.25	1	EA	1958
	1.5	2	EA	1958
	2	3	EA	1958
	2	4	EA	1958
	3	1	EA	1990
	4	1	EA	1958
	4	1	EA	1990

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
	6	15	EA	1958
	6	8	EA	1990
	10	12	EA	1990
	12	2	EA	1994
Fire Hydrant Assemblies	6	1	EA	1958
	6	2	EA	1965
	6	1	EA	1985
	6	2	EA	1986
	6	6	EA	1987
	6	1	EA	1989
	6	1	EA	1992
	6	10	EA	1993
	6	4	EA	1999
Backflow Preventor	6	1	EA	1958
Water Tower (200,000 gallons)		1	EA	1958
Rectifier (Goodall, Model 83H1141, 115v, single phase)		1	EA	1983
Water Tower Cathodic Protection System (Impressed Current – 30 Anodes)		1	EA	1983

Notes:
PVC = Polyvinyl chloride
EA = Each
LF = Linear Feet
No known warning/tracer tape used

J7.2.2 Water Distribution System Non-Fixed Equipment and Specialized Tools

Table 2 lists other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment, vehicles, and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment, vehicles, and tools.

TABLE 2
Spare Parts
Water System Tucson IAP (ANG)

Qty	Item	Make/Model	Description	Remarks
None				

TABLE 3
Specialized Vehicles and Tools

Water Distribution System Tucson IAP (ANG)

Description	Quantity	Location	Maker
None			

J7.2.3 Water Distribution System Manuals, Drawings, and Records

Table 4 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 4
Manuals, Drawings, and Records
Water Distribution System Tucson IAP (ANG)

Item Description	Remarks
Water Map Master Plan, dated March 1986, revised July 1994	No AutoCAD drawings

J7.3 Specific Service Requirements

The service requirements for the Tucson IAP (ANG) water distribution system are as defined in the Section C Description/Specifications/Work Statement. The following requirements are specific to the Tucson IAP (ANG) water distribution system and are in addition to those found in Section C. If there is a conflict between requirements described below and Section C, the requirements listed below take precedence over those found in Section C.

The government retains the rights to use the water towers to mount communication, weather, and navigational equipment. Contractor is not allowed to rent space on the towers for advertising, installed equipment, etc.

J7.4 Current Service Arrangement

- Current Service Provider: City of Tucson
- Average Annual Usage: 20,349 kgals
- Maximum Monthly Use: 2,040 kgals
- Minimum Monthly Use: 880 kgals

J7.5 Secondary Metering

J7.5.1 Existing Secondary Meters

Table 5 provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings for all secondary meters IAW Paragraph C.3 and J7.6 below.

TABLE 5
Existing Secondary Meters
Water Distribution System Tucson IAP (ANG)

Meter Location	Meter Description (Type)
None	

J7.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in **Table 6**. New secondary meters shall be installed IAW Paragraph C.13 Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3 and J7.6 below.

TABLE 6
New Secondary Meters
Water Distribution System Tucson IAP (ANG)

Meter Location	Meter Description
None	

J7.6 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. Invoice (IAW G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to the person identified at time of contract award.
2. Outage Report. The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to the person identified at time of contract award.
3. Meter Reading Report. The monthly meter reading report shall show the current and previous month readings for all identified secondary meters (if any). The Contractor's monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the 15th of each month for the previous month. Meter reading reports shall be submitted to the person identified at time of contract award.

J7.7 Water Conservation Projects

IAW Paragraph C.3 Utility Service Requirement, the following projects have been implemented by the Government for conservation purposes: None.

J7.8 Service Area

IAW Paragraph C.4 Service Area, the service area is defined as all areas within the Tucson IAP (ANG) boundaries.

J7.9 Off-Installation Sites

No off-installation sites are included in the sale of the Tucson IAP (ANG) water distribution system.

J7.10 Specific Transition Requirements

IAW Paragraph C.13 Transition Plan, **Table 7** provides a listing of service connections and disconnections required upon transfer.

TABLE 7
Service Connections and Disconnections
Water Distribution System Tucson IAP (ANG)

Location	Description
None	

J7.11 Government Recognized System Deficiencies

Table 8 provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the Tucson IAP (ANG) water distribution system. If the utility system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to its actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewals and Replacements Plan process and will be recovered Schedule L-3. Renewal and replacement projects will be recovered through Sub-CLIN AB.

TABLE 8
System Deficiencies
Water Distribution System Tucson IAP (ANG)

Project Location	Project Description
None	